

Lillian Isaac  
5912 Coral Sea Ave  
Rockville, MD 20851  
H: 301 340-2786

The Honorable Susan R. Hoffmann, Mayor  
And the Members of the Rockville City Council  
City of Rockville  
Rockville city Hall  
111 Maryland Avenue  
Rockville, Maryland 20850

**Routed To:**

☒ Council  
☐ City Clerk  
☒ City Manager

☐ City Attorney  
☐ Council Support Specialist

☒ Other Susan Swift  
Ann Wallas  
Jim Wasilak

Gentlemen:

Re: The Future of Twinbrook

I am writing to voice my views on the future of Twinbrook. I concur with the Twinbrook Citizens Association's issues and concerns stated and presented on the October 13 Public Hearing.

It is most important to observe and consider the implications derived from the proposed commercial plans through the Veirs Mill, McAuliffe, Twinbrook neighborhood. Twinbrook and Veirs Mill Roads are already very congested to drive through during pick hours...what's going to be like when larger buildings such as apartment housing, garages, shops and offices take home here? Unbearable!!

I strongly concur with the TCA Concerns and recommendations.

  
Lillian Isaac

**LINOWES**  
**AND BLOCHER LLP**  
ATTORNEYS AT LAW

EXHIBIT NO. 23  
Twinbrook Neighborhood Plan  
Public Hearing: 10/13/08

October 24, 2008

**Barbara A. Sears**  
301.961.5157  
bsears@linowes-law.com

Mayor Susan Hoffmann  
City of Rockville  
111 Maryland Avenue  
Rockville, Maryland 20850

Re: 12720 Twinbrook Parkway – Letter in Support of the June 6, 2008 Planning Commission  
Draft of the Twinbrook Neighborhood Plan

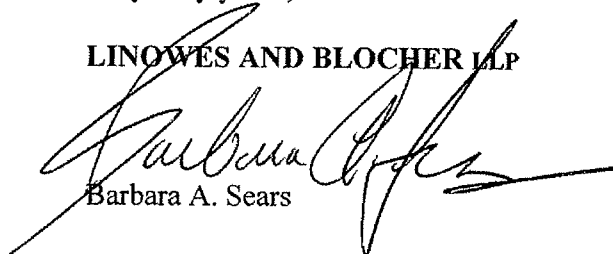
Dear Mayor Hoffmann and Members of the City Council:

This firm represents AvalonBay Communities, Inc. (“AvalonBay”), the owner of 12720 Twinbrook Parkway (the “Property”). The Property consists of 4 acres and is bounded by Ardennes Avenue to the west, Halpine Road to the north and Twinbrook Parkway to the east. The purpose of this letter is to advise the Mayor and Council that the Property owner supports the recommendations for the Property made in the June 6, 2008 draft of the Twinbrook Neighborhood Plan that was approved by the Planning Commission on June 11, 2008. Furthermore, AvalonBay greatly appreciates the time and effort taken by the Advisory Group, City Staff and the Planning Commission in drafting the TNP.

Thank you for your time and consideration in this matter.

Very truly yours,

**LINOWES AND BLOCHER LLP**

  
Barbara A. Sears

cc: Jonathan Cox  
Amy Susskind  
Samantha Mazo, Esq.  
Jim Wasilak  
Ann Wallas



"Garber, Corinne \\\(IFPRI\\)"  
<C.GARBER@CGIAR.ORG>  
10/26/2008 09:02 PM

To <mayorcouncil@rockvillemd.gov>  
cc <twinbrookpres@yahoo.com>  
bcc  
Subject Opinion on Future of Twinbrook

Dear Honorable Susan R Hoffmann, Mayor  
and Members of the Rockville City Council:

My husband and I would like to convey that we are totally against modifying the Veirs Mill Rd for "Bus Rapid Transit", especially if that would encroach on the service roads.

We thank you for your attention and consideration.

Corinne and David Garber  
1306 Clagett Drive  
Rockville, MD 20851

OCT 22 PM 12:46

Oct.22, 2008

Susan Hoffmann, Mayor  
111 Maryland Ave.  
Rockville MD 20850

**Routed To:**

☒ Council

☐ City Clerk

☒ City Manager

☐ City Attorney

☐ Council Support Specialist

☒ Other Susan Seifert

Jim Wasilak

Mayra Bayonet

Re Neighborhood plan for Twinbrook

Twinbrook is described as a community and Rockville at one time received awards as being an All American City. I don't believe this is true any more.

Before proceeding with the plan for the commercial area of the Twinbrook Shopping Center, consider the following:

Years ago, urban renewal was considered the way to go. The result, the individual stores that gave Rockville its character were destroyed. The monstrosity that was built was a failure and had to be torn down. Many residents complained that urban renewal should never had taken place.

While the Town Center offers many restaurants the individual stores lack customers. How long will they be able to survive? The sale of condominiums came to a halt and still many remain vacant even though they became rentals.

Changing the zoning in Twinbrook to mixed use zoning and building apartments does not seem wise - not with the Town Center still not fully occupied, with the huge apartment rentals to soon open at the corner of First Street and Viers Mill Rd. As well as the 1595 apartments at Twinbrook Metro. Where are all the cars going to go? Have you been on Viers Mill Rd. during rush hour now and seen the backup?

Consider also the safety of crossing the street at Viers Mill Rd and Atlantic Ave. There have been many fatalities at that site and it could be worse.

A former judge has commented that underground parking leads to criminal activity. Is that a sense of community?

Have you ever been on Metro during rush hour? Right now, anyone accessing Metro at Rockville must stand. When it reaches Twinbrook, will we have to be like the Japanese and have "shovers" whose job it is to push people into the subway cars.

I know that change is inevitable but with the development at the Twinbrook Metro and at First Street and Viers Mill Rd. it doesn't make sense.

So what is a community? A community is composed of single family homes with green areas and nearby churches and places of worship. It is a mall within walking distance that contains the essentials to allow older people to remain in their homes, to wit: a grocery store, a drug store, the post office and the library. The present mix appeals to the diversity in our neighborhoods at this time.

When it was first built, the shopping center had 2 grocery stores and 2 drugstores, a hardware store, a shoe store, a dress store, etc. Now a days if a person needs something from a hardware store, he or she would have to get in their car and drive to Aspen Hill or Shady Grove Rd. If a person needs thread or a zipper, the same thing - drive to Gaithersburg.

Smart planning is needed. The plan presented is not a smart plan. Learn from your history, consider the economic times.

As far as a bus to loop Twinbrook with the two Metro stops, we already have that. The Ride on bus that runs on Twinbrook Pkwy. connects Twinbrook Metro with the Rockville Metro, the college and the Senior Center. Currently seniors can ride this bus and the Metro buses free of charge. So why another bus? Have you seen the Twinbrook Ride on during the middle of the day - few people on it. So I ask again, why another bus system? Would it be utilized?

Why does every vacant lot have to be built on?

Why the hurry? Why not put any plans on hold to see what develops with the Twinbrook Metro plan and the First Street apartment buildings.

As senior citizens, we have many concerns about our neighborhood.

Sincerely,

*Madeline Johnson*

Oct.22, 2008

City Council members  
111 Maryland Ave.  
Rockville MD 20850

Routed To:  
☒ Council  
☐ City Clerk  
☒ City Manager

☐ City Attorney  
☐ Council Support Specialist

☒ Other Susan Swift  
Jim Wasilak  
Ann Wallas

10/27/08 11:33

Re Neighborhood plan for Twinbrook

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Consider also the safety of crossing the street at Viers Mill Rd and Atlantic Ave. There have been many fatalities at that site and it could be worse.

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I know that change is inevitable but with the development at the Twinbrook Metro and at First Street and Viers Mill Rd. it doesn't make sense.

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Why the hurry? Why not put any plans on hold to see what develops with the Twinbrook Metro plan and the First Street apartment buildings.


As senior citizens, we have many concerns about our neighborhood.

Sincerely,

*Janet Green*

*Donna Grimmer*



**Re: Twinbrook Neighborhood Plan**   
Brenda Bean to: David Greene  
Cc: mayorcouncil, Susan Swift, Ann Wallas, Jim Wasilak

10/31/2008 01:36 PM

Dear Mr. Greene ~

This is to acknowledge receipt of your email and to let you know that it will be placed into the official record in this matter.

On behalf of the Mayor and Council, and the other staff who have seen your correspondence, thank you for your input and interest. The Mayor and Council appreciate the feedback they receive.

Brenda F. Bean  
Deputy City Clerk  
111 Maryland Avenue  
Rockville, Maryland 20850  
240-314-8280  
email: [bbean@rockvillemd.gov](mailto:bbean@rockvillemd.gov)

-----"David Greene" <david@thegreenefamily.net> wrote: -----

To: <mayorcouncil@rockvillemd.gov>  
From: "David Greene" <david@thegreenefamily.net>  
Date: 10/31/2008 01:05PM  
Subject: Twinbrook Neighborhood Plan

Hello,

I spoke at the Mayor and Council Meeting on October 13, 2008 to voice my concern about the Twinbrook Neighborhood Plan. Here is a written account of my concern:

The plan does not address the problem of east-west traffic flow, which is restricted by the few existing railroad crossings. These bottle-necks already cause backups and delays during rush-hour, and they cannot easily be expanded to handle more cars.

The proposed rezoning allows mixed-use development that would increase the number of residents in Twinbrook, and the Plan proposes to use north-south rotator buses to minimize the resulting additional traffic, but the Plan does not mention the problem of east-west traffic. The new residents, like the existing residents, will want to get to Rt. 355, which means they must cross the railroad tracks at one of the already choked crossings.

These crossing already face increasing strain from the following:

- Twinbrook Station Condominiums and Rentals
- Westchester At Rockville Station Rentals at 100 First Street
- Midtown Bethesda North Condominiums at 5750 Bou Avenue

I am shocked that the Plan does not mention this issue at all. East-west traffic flow is important to all Twinbrook residents. We all want access to Rockville Pike and I-270.

Please study this problem. It does not have an easy solution.



Sincerely,  
David Greene  
1405 Bradley Ave  
Rockville, MD 20851  
301-251-6341

**LINOWES**  
**AND BLOCHER LLP**  
ATTORNEYS AT LAW

Routed To:  
☒ Council  
☐ City Clerk  
☒ City Manager

☐ City Attorney  
☐ Council Support Specialist  
☒ Other Susan Swift

October 31, 2008

EXHIBIT NO. 28  
Twinbrook Neighborhood Plan  
Public Hearing: 10/13/08

Scott C. Wallace  
301.961.5124  
swallace@linowes-law.com

*Jim Waszak*  
*Ann Wallace*

Hon. Susan Hoffman, Mayor  
and Members of the Rockville City Council  
111 Maryland Avenue  
Rockville, Maryland 20850

Re: Twinbrook Shopping Center - Twinbrook Neighborhood Plan (the "TNP")

Dear Mayor Hoffman and Members of the City Council:

This office represents the Twinbrook Shopping Center Joint Venture (the "Twinbrook JV"), the owner of the Twinbrook Shopping Center located on the north side of Viers Mill Road, in the northeast quadrant of the intersection of Viers Mill Road and Meadow Hall Drive (the "Shopping Center"). The Shopping Center is currently zoned C-2, a general commercial zone, and is improved with approximately 157,000 square feet of commercial uses constructed in 1956. The Twinbrook JV has renovated the existing buildings several times during its ownership of the Shopping Center, most recently in 2003. The Shopping Center includes several tenants, such as the Safeway grocery store, that have long term leases and, therefore, Twinbrook JV has no plans to redevelop the Shopping Center in the foreseeable future. The purpose of this letter is to provide the Twinbrook JV's comments on the recommendations for the Shopping Center in the draft TNP for inclusion in the Public Hearing record and to request certain modifications to the recommendations in the draft TNP as detailed below.

The draft TNP recommends mixed-use redevelopment of the Shopping Center under the Mixed-Use Neighborhood Center (MXNC) Zone with a maximum building height of 65 feet. The draft TNP also recommends that in the event the Shopping Center redevelops, Atlantic Avenue, which currently terminates on the opposite side of Viers Mill Road from the Shopping Center, should be extended through the Shopping Center to McAuliffe Drive, which runs along the north side of the Shopping Center. Because there are no development plans for the Shopping Center in the near term, it is essential that any design recommendations for the redevelopment of the Shopping Center be flexible enough to allow the Twinbrook JV to respond to market conditions, and planning objectives, as they evolve in the future.<sup>1</sup>

<sup>1</sup> In this regard, in the event that the TNP includes graphic examples of possible redevelopment scenarios, such plans should be clearly identified as illustrative only.

Hon. Susan Hoffman, Mayor  
and Members of the Rockville City Council  
October 31, 2008  
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In particular, because vehicular circulation in and around the Shopping Center is an important consideration for certain retail tenants, such as grocery stores which have very rigid store design standards, the design of the internal and external access system for the Shopping Center, including the need for the extension of Atlantic Avenue, can only be accurately assessed in the context of a specific redevelopment proposal. Therefore, the Twinbrook JV respectfully requests the Mayor and Council modify the recommendation regarding the extension of Atlantic Avenue to provide that any such extension is not a requirement for redevelopment of the Property, but rather will be reviewed by the City at the time of redevelopment as follows:

If the Shopping Center redevelops, then the extension of Atlantic Avenue through the Shopping Center to McAuliffe Drive should be studied to determine if the extension will improve traffic circulation in the surrounding community and if the extension can be designed to be compatible with the proposed redevelopment.

As revised, the recommendation for Atlantic Avenue would allow the extension to be evaluated at the appropriate point in the redevelopment process to determine if the extension is feasible and desirable in the context of a specific redevelopment plan. We believe that modifying the recommendation regarding Atlantic Avenue in this manner presents a reasonable approach to a planning and design issue that will likely not arise for many years, if at all.

Further, the Twinbrook JV recognizes some potential for mixed-use redevelopment of the Shopping Center in the long term, and appreciates the efforts of both Planning Staff and the Planning Commission to develop an appropriate and thoughtful concept for the redevelopment of the Shopping Center in the draft TNP. However, as noted above there are several tenants in the Shopping Center with long-term leases and the current layout of the Shopping Center continues to be economically viable.<sup>2</sup> Therefore, any redevelopment would require significant economic incentive in order to be undertaken by the Twinbrook JV. In this regard, the Twinbrook JV, and its planning consultant StreetSense, presented testimony to the Planning Commission that in order to provide an economic incentive to redevelop the Shopping Center in the long term, building heights of at least 75 feet would be required to achieve the necessary density to justify the significant costs associated with redevelopment.

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<sup>2</sup> We note that the use table for the MXNC Zone in the Draft Zoning Ordinance Revision, September 2, 2008 (the "Draft Zoning Ordinance"), does not appear to permit all of the existing uses in the Shopping Center by right and we anticipate offering additional testimony on this issue in the future.

Hon. Susan Hoffman, Mayor  
and Members of the Rockville City Council  
October 31, 2008  
Page 3

StreetSense's analysis of the redevelopment potential of the Shopping Center showed that a maximum permitted building height of 75 feet would be required for mid-rise buildings with 5 floors of apartments over 1 floor of retail. This development model has proven successful in providing the unit yields necessary to achieve economies of scale in construction costs and to support property management and tenant amenity costs. StreetSense's analysis also proposed residential buildings, such as townhouses, at a height of 30-35 feet along the northern portion of the site that faces the residential neighborhood across McAuliffe Drive to meet layback slope requirements proposed in the MXNC Zone to ensure a compatible transition from such taller buildings to lower buildings along McAuliffe Drive across from the existing residential neighborhood. Therefore, in order to provide the necessary incentive for redevelopment of the Shopping Center if pursued in the long term, the Twinbrook JV requests the Mayor and Council amend the draft TNP to recommend a maximum of 75 feet in building height for the Shopping Center.<sup>3</sup>

In conclusion, Twinbrook JV looks forward to working with Staff and the Mayor and Council to finalize the TNP with recommendations for the Shopping Center that will promote high-quality redevelopment if pursued in the future, while also preserving the economic vitality of the Shopping Center in its current operation. Upon review of this letter, if Staff or the Mayor and Council have any questions, or require any additional information, please do not hesitate to contact us. Thank you.

Very truly yours,

**LINOWES AND BLOCHER LLP**



Scott C. Wallace

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<sup>3</sup> We note that if the Mayor and Council agree to include a recommendation for a maximum height of 75' feet for the Shopping Center in the TNP, then a similar amendment would be required to Section 25.13.05b.2(d) of the Draft Zoning Ordinance to permit a building height of 75' in the MXNC Zone when recommended in the City's Master Plan.

Hon. Susan Hoffman, Mayor  
and Members of the Rockville City Council  
October 31, 2008  
Page 4

cc: Ms. Ann Wallas  
Mr. Deane Mellander  
Mr. David Aaronson  
Kevin Kane, Esq.  
Mr. Robert Glaser  
Barbara A. Sears, Esq.



"Brandon Swifteye"  
<brandonswifteye@hotmail.com>

10/13/2008 03:32 PM

To mayorcouncil@rockvillemd.gov

cc twinbrookpres@yahoo.com

bcc

Subject The Neighborhood Plan for Twinbrook

I am sending this email in response to the development plan that is proposed for the Twinbrook community, I believe that the plan should be delayed and worked on some more as to make a clear understanding of what will clearly be stated and and done in the future, many of the concerns stem from the heights of office buildings to the fear of eminent domain being used to seized single family homes for economic development, also there is a big concern of the future of the twinbrook library, which has been a pillar of this community, I agreed aboutTwinbrook commons being built, But didn't I agree on letting in the entire city to be built in my neighborhood. We must be able to keep twinbrook in a community atmosphere. Protection speech should be put in to protect the community current state for the future we can work together to keep Urbanization down in a community that was never built or who's livability will be questioned when the current plan is adopted, we are going to need a working relationship like they do in congress when working on a bill, we might need to do a neighborhood walk around with the members of the council and the mayor to see what will work in twinbrook and what will not. I feel this current plan should be delayed until members of the council and city work with the TCA and neighbors who voice their concern about the values of their homes. Some of the plans current approvals are not appropriate for the community, some leave loop holes and others must be made clear the intent. One thing I do agree in that Mansionization restriction rules should be in the plan as many people like to build big homes instead of moving where there are houses in neighborhoods that are built around that theme. HOA restrictions should not apply to our homes, after all they where built as starter homes, and adding on will keep the homes here for many years to come, and it would after all affect Values of the homes, if you are restricted on what you can do. In a couple of days I will send a out line on some changes that would be proposed to the plan, it will be typed and sent to you by mail, please take the time to read and use as a guide to erect a plan that would respect the neighborhood and the neighbors investments, their homes.

Sincerely,

Brandon Addison

P.S. If you need to contact me call me at 301-984-6259

Email: BrandonSwifteye@hotmail.com